

WARRANTY DEED

THIS INDENTURE, made and entered into this day of May, 2006 by and between Hugh C. Thomas Jr., party of the first part, and Hugh C. Thomas III Jr., party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of **Desoto**, State of Mississippi:

See attached "Exhibit A"

Being the same property conveyed to Hugh C. Thomas Jr., in Quit Claim Deed of record in Book 256, Page 757 recorded in the Chancery Clerk's Office of Desoto County, Mississippi

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that the lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered except for zoning regulations in effect in **Desoto** County, rights of ways and easements for public roads and public utilities and subdivision heath department regulation in effect in **Desoto** County Mississippi and that the title and quiet possession thereto the will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

Hugh C. Thomas Jr.
Hugh C. Thomas Jr.

STATE OF Mississippi
COUNTY OF Desoto

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hugh C. Thomas Jr.**, to me known, or proved to me on the basis of satisfactory evidence, to the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes contained therein.

WITNESS my hand and Notarial Seal at office this 24th day of May, 2006.

Terry Howell
Notary Public

My Commission Expires: 4-25-10



Prepared

(FOR RECORDING DATA ONLY)

Grantees Name: Hugh C. Thomas III Jr.

Property Address: 10850 Sullivan Rd. Hernando, Ms. 38632

Phone No. 662-429-7952

Phone No. 662-812-9144

Grantors Name: Hugh C. Thomas Jr. 2279 Ball Rd. Coldwater, Ms. 38618

Phone No. 901-299-0694

Phone No. 901-828-6898

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lincoln Hodges

Attorney at Law

7075 Golden Oaks Loop West

Suite 4

Southaven, MS 38671

662-536-1444

EXHIBIT "A"

One acre, more or less, in Section 20, Township 3, Range 9 described as beginning at a point in the north right of way line of Bluff Road 665 feet, more or less, east of the intersection to the west line of Section 20 and the north right of way line of said Bluff Road; thence east along the north right of way of said Bluff Road 185 feet more or less to a stake; thence in a northerly direction 295 feet more or less, to the south right of way of the Lake of the Hills Road; thence west along the south right of way line of the said Lake of the Hills Road, 192 feet more or less, to a stake; thence south 260 feet more or less, to the point of beginning, containing one acre, more or less, and being Lot #3 on the survey of C. E. Laughter, Jr. dated July, 1968. Index in SW 1/4 of the SW 1/4